



City of El Paso – City Plan Commission Staff Report

Case No: SUSU14-00097 – Franco & Snyder
Application Type: Major Combination
CPC Hearing Date: November 20, 2014
Staff Planner: Joaquin Rodriguez, (915) 212-1608,
rodriguezjx3@elpasotexas.gov
Location: North of Doniphan and East of Sunland Park
Acreage: 8.2159
Rep District: 8
Existing Use: Vacant
Existing Zoning: C4/sc (Commercial/special contract)
Proposed Zoning: C4/sc (Commercial/special contract)
Nearest Park: Pacific Park (.52 mi)
Nearest School: Zach White Elementary School (1.3 mi.)
Park Fees Required: \$8222.00
Impact Fee Area: N/A
Property Owner: Franco & Snyder LLC.
Applicant: Franco & Snyder LLC.
Representative: CAD Consulting Co

SURROUNDING ZONING AND LAND USE

North: C-4/sc / Commercial Development
South: R-3 / Vacant/New Mexico State Boundary
East: R-4 / Vacant
West: M-1/C-4 / Warehouse/Commercial Development

PLAN EL PASO DESIGNATION: G7 Industrial and/or Railyards

APPLICATION DESCRIPTION

The applicant proposes to subdivide approximately 8.21 acres for 1 commercial lot. The subdivision fronts Doniphan Drive. Doniphan Drive is identified as a Major Arterial in the city's MTP and is a proposed bikeway. The existing right of way width of Doniphan Drive is 80 ft with an existing sidewalk and curb; as a major arterial with hike and bike the specified right of way width in the DSC 110'. The Applicant has requested a waiver for the required roadway improvements along Doniphan Drive, including the applicant's proportionate share of median, and construction of parkway, and hike and bike trail. The applicant has agreed to dedicate 15' of

right of way along Doniphan Drive for future use by the city. This subdivision was reviewed under current subdivision code.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **approval** of waiver and approval of Franco & Snyder Subdivision on a major combination basis subject to the following comments.

Planning Division Recommendation:

Planning recommends Approval of the waiver as it meets Section 19.10.050.A (Roadway participation policies...) which reads:

1. The City Plan Commission may waive such requirements to provide rights-of-way or street improvements to adjacent substandard roads based on any of the following factors:
 - a. Fifty per cent of the lots within a quarter mile of the proposed development have already been developed and the existing street improvements are in character with the neighborhood;

Planning recommends Approval of the plat.

City Development Department - Land Development

No Comments Received

Parks and Recreation Department

We have reviewed **Franco & Snyder Subdivision**, a minor plat map and offer Developer / Engineer the following comments:

Please note that this subdivision is zoned "C-4/c" meeting the requirements for Multi-family dwellings use with a minimum lot area of 750 sq. ft. per dwelling however, applicant has submitted preliminary covenants restricting the use to general commercial purposes only and prohibiting all residential uses therefore, "Park fees" will be assessed based as follows:

1. **If** gross density waiver is granted by the Planning Department or designee and a copy of the final recorded covenants is provided restricting all residential uses, then applicant shall be required to pay "Park fees" in the amount of **\$8,220.00** based on Non-residential subdivision requirements calculated as follows: Non-residential acreage 8.22 (rounded to two decimals) @ \$1,000.00 per acre = **\$8,220.00**

Please allocate generated funds under Park Zone: **NW-4**

Nearest Parks: **Pacific & Coach Jack D. Quarles**

If density/acreage is increased /decreased or the property zoning /use changes, then "Park fees" will be re-assessed based on applicable conditions.

El Paso Water Utilities

1. EPWU does not object to this request.

2. EPWU-PSB requires a complete set of improvement plans, and grading plans for review and approval prior to any work pertaining to the portion of the Property where the existing 40-foot right-of-way is located. This is required in order to ascertain that the proposed improvements and/or grading will not adversely affect the existing 36-inch diameter water main that extends along the right-of-way. At the request and expense of the Owner/Developer, EPWU-PSB will perform the exposure of the existing 36-inch diameter transmission main. At the time of the exposure, the Engineer retained by the Owner/Developer can then obtain the necessary information pertaining to this water main and incorporate the information to his plans.

Water:

3. There is an existing 12-inch diameter water main extending along Doniphan Drive that is available for service, the water main is located approximately 5-ft south from the southern property line.

4. There is an existing 36-inch diameter water main within the subject property along an existing 40 ft PSB Right-of-way. No direct service connections are allowed to this main as per the El Paso Water Utilities – Public Service Board Rules and Regulations.

5. During the improvement work of the site, the Developer shall safeguard the existing 36-inch diameter water main and appurtenant structure located within the existing 40-foot wide right-of-way. If any water main facilities are damaged during the improvement work, the Developer is responsible for the repair costs. Also, the Developer shall minimize changes in grade above or near the vicinity of the existing 36-inch diameter water main.

6. EPWU records indicate an active ¾" water meter serving the subject property with 3800 Doniphan as the service address.

Sewer:

7. There is an existing 8-inch diameter sanitary sewer force main located along Doniphan Drive, the sewer main is located approximately 76-ft south from the southern property line. No direct service connections are allowed to this main.

8. There is an existing 12-inch diameter sanitary sewer main along Doniphan Drive, the sewer main is located approximately 80-ft south from the southern property line.

9. EPWU records indicate an existing 6-inch diameter sanitary sewer service located approximately 140-ft east from the western property line.

General:

10. No building, reservoir, structure or other improvement, other than asphaltic paving (HMAC), shall be constructed or maintained on the above referenced right-of-way without the written consent of EPWU-PSB. The Developer shall refrain from constructing rock walls, signs, building or any structure that will interfere with the access to the PSB easements. There shall be at least 5-foot setback from the right-of-way line to any sign or structure. EPWU-PSB requires access to the existing water main facilities, appurtenances, and meters 24 hours a day, seven (7) days a week.

11. EPWU requires a new service application to provide service to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations.

The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

Sun Metro

- Recommend the placement of sidewalks and ADA compliant improvements throughout the development to City standards to provide pedestrian accessibility to mass transit services.

El Paso Department of Transportation

No Comments Recieved

El Paso County 911 District

No comments received.

El Paso Fire Department

No comments received.

Central Appraisal District

No comments received.

El Paso Electric Company

No comments received.

Texas Gas Company

No comments received.

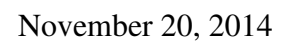
Additional Requirements and General Comments:

1. Submit to the City Development Department – Planning Division the following prior to recording of the subdivision.
 - a. Current certified tax certificate(s)
 - b. Current proof of ownership
 - c. Release of access document, if applicable
 - d. Set of restrictive covenants, if applicable
2. Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.

Attachments

1. Location map
2. Aerial map
3. Preliminary plat
4. Final Plat
5. Waiver Request
6. Doniphan Drive Existing ROW and Typical Major Arterial w/ Hike and Bike
7. Application

Franco & Snyder Subdivision

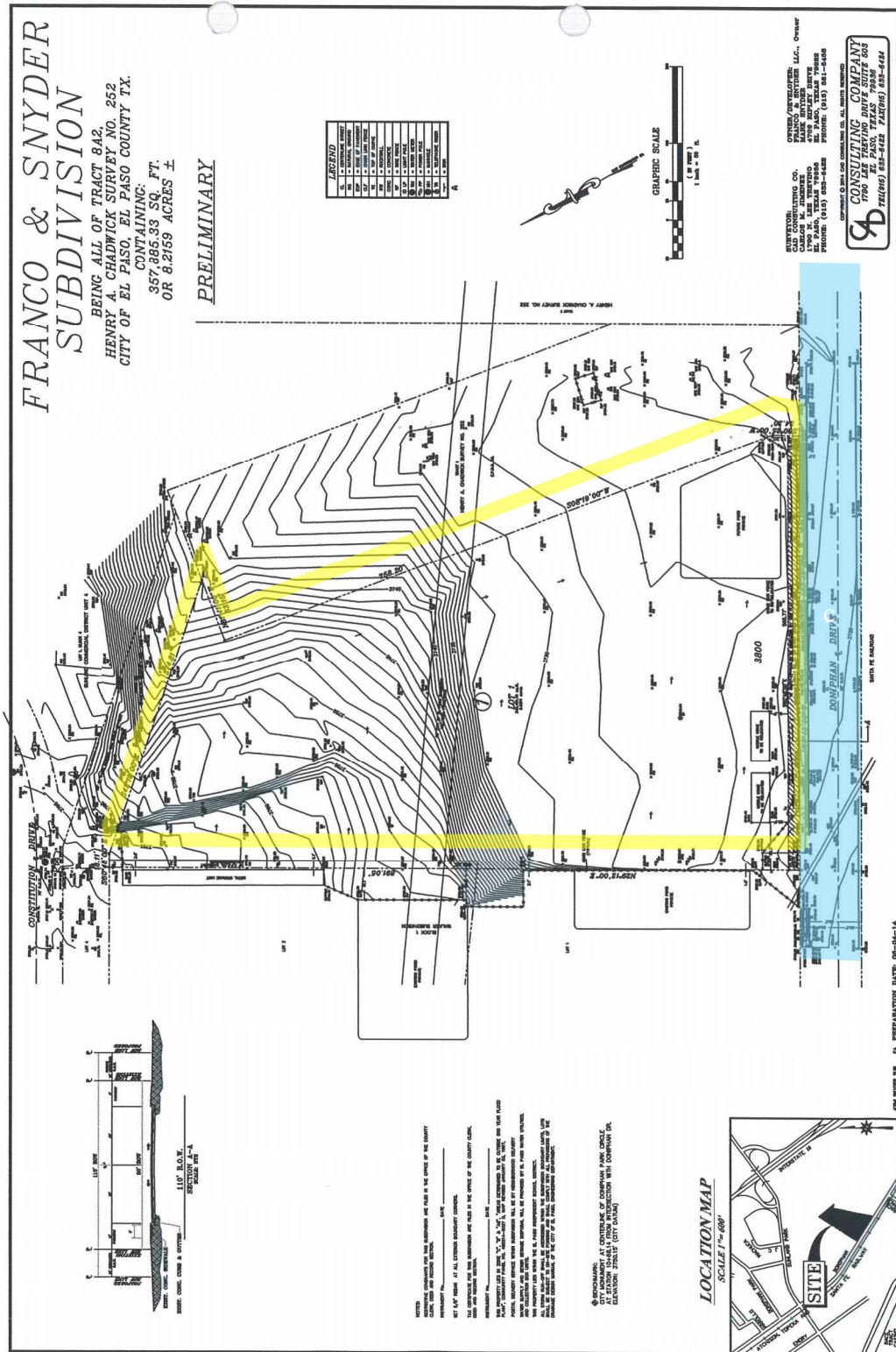


ATTACHMENT 2

Franco & Snyder Subdivision



SUSU14-00097



[illegible]

ATTACHMENT 5



October 16, 2014

To: City of El Paso

This is a request for a waiver for the property on 3800 Doniphan Drive (Franco & Snyder Subdivision) on the request from the City of El Paso Planning and Transportation comments regarding roadway improvements. This is in reference to section 19.10.050 and because there are existing sidewalks and curb on the street.

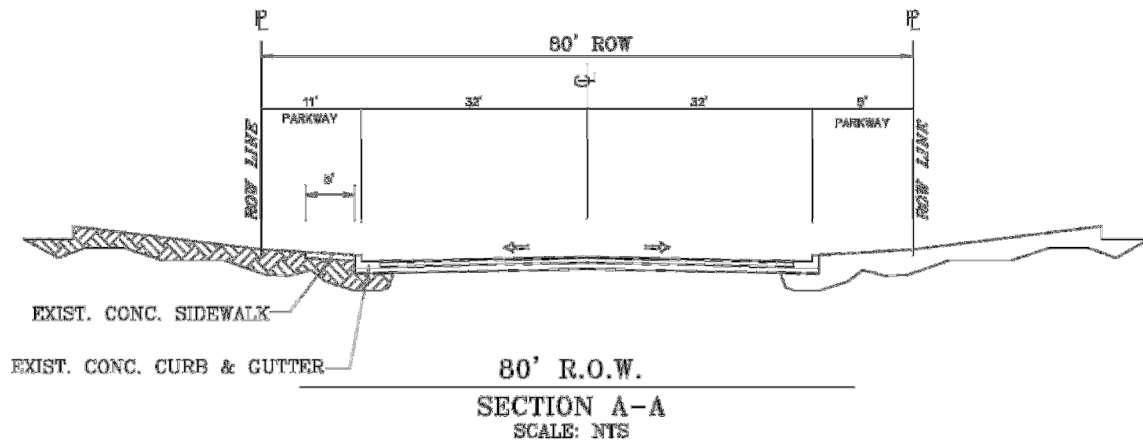
If you have any questions, please call me at 633-6422.

Thank You

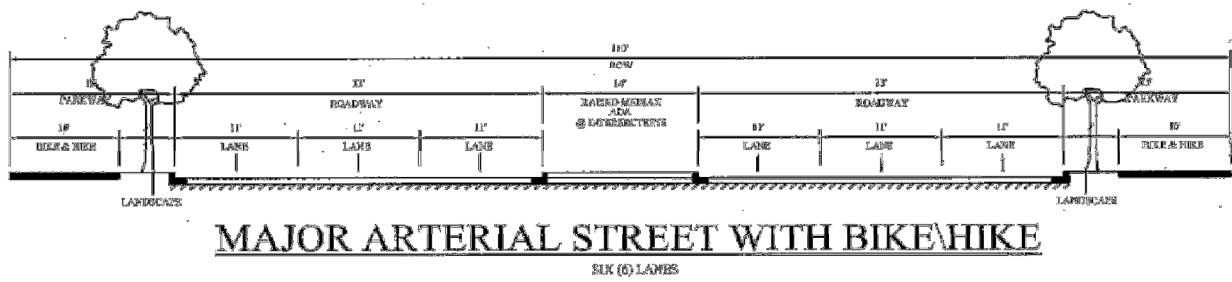
A handwritten signature in blue ink, appearing to read 'Enrique Ayala'.

Enrique Ayala
CAD Consulting Co.

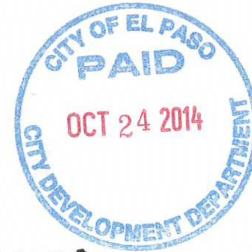
ATTACHMENT 6



Doniphan Drive Existing ROW



ATTACHMENT 7



CITY PLAN COMMISSION APPLICATION FOR MAJOR COMBINATION SUBDIVISION APPROVAL

DATE: 10/24/14 FILE NO. SUSU14-00097
SUBDIVISION NAME: FRANCO & SNYDER SUBDIVISION

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
TRACT RAJ
HENRY A. CHADWICK SURVEY NO. 252
 2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	_____	_____	Office	_____	_____
Duplex	_____	_____	Street & Alley	_____	_____
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____	_____	_____	_____
School	_____	_____	_____	_____	_____
Commercial	<u>8.2159</u>	<u>1</u>	Total No. Sites	_____	_____
Industrial	_____	_____	Total (Gross) Acreage	<u>8.2159</u>	_____
 3. What is existing zoning of the above described property? C4-SC Proposed zoning? _____
 4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes ☒ No _____
 5. What type of utility easements are proposed: Underground _____ Overhead _____ Combination of Both _____
 6. What type of drainage is proposed? (If applicable, list more than one)
ON-SITE PONDING
 7. Are special public improvements proposed in connection with development? Yes _____ No ☒
 8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes _____ No _____
If answer is "Yes", please explain the nature of the modification or exception _____
 9. Remarks and/or explanation of special circumstances: _____
 10. Improvement Plans submitted? Yes _____ No ☒
 11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes _____ No ☒
- If yes, please submit a vested rights petition in accordance with Title I (General Provisions) Chapter 1.04 - Vested Rights

City Development Department
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 541-4024

12. Owner of record FRANCO & SNYDER LLC 581-5458
(Name & Address) (Zip) (Phone)
13. Developer _____
(Name & Address) (Zip) (Phone)
14. Engineer CAD CONSULTING CO. 633-6422
(Name & Address) (Zip) (Phone)

Refer to Schedule C for
current fee.

OWNER SIGNATURE: Mark J. [Signature]
REPRESENTATIVE: [Signature]

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS.

City Development Department
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 541-4024